

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI




12/14/2023 1:45 PM

FEE: \$69.00 17 PGS

INSTRUMENT NUMBER

2023E0089240

	<p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
---	--

DATE OF DOCUMENT: December 7, 2023

DOCUMENT TITLE: Vacation Ordinance 231004

Grantor(s): Route frets Write Goss
Name &
Address:

Grantee(s): City of Kansas City, MO
Name &
Address: 414 E 17th Street
KCMO 64106

LEGAL DESCRIPTION:
See Page(s) 17 of Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th Floor, City Hall, and Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand affixed the seal of the City on the 13 day of December, 2023

Marilyn Sanders
City Clerk



By Marilyn Sanders City Clerk



Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street, 25th Floor, Kansas City, Missouri 64106

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 231004

Vacating the Sunset Condominium Plat, generally located at 4821 Roanoke Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2023-00033)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that a petition was filed for the vacation of Sunset Condominiums, a condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the Sunset Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Sunset Condominium Plat

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Row 1: Sunset Building LLC, Sunset Condominium Plat, P.O. Box 10110 Kansas City, MO 64171

(attach additional sheets if required)

SUNSET BUILDING LLC

By: [Signature]
Name: Daniel Wundling
Title: Managing Member

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

On this 2 day of October in the year 2023, before me, a Notary Public in and for said state, personally appeared Daniel Wundling, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 2 day of October, 2023.

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires:

7/31/24



RACHELLE M. BIONDO
My Commission Expires
July 31, 2024
Jackson County
Commission #12499262



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CD-ROW-2023-00033

In the matter of the vacation of:

Sunset Condominium Plat

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Table with 2 columns: Owner's name, Legal description of property. Row 1: Sunset Building LLC, Sunset Condominium. Includes handwritten signature and name: Daniel Winkling, Title: Managing member.

(additional sheets attached as required)

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

On this 2nd day of October, 2023, before me, a Notary Public in and for said state, personally appeared Daniel Winkling, who being by me duly sworn did say that he/she is the managing member of Sunset Building LLC a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 2 day of October, 2023

Notary Public in and for Said County and State

Handwritten signature of Notary Public

Notary Public



RACHELLE M. BIONDO
My Commission Expires July 31, 2024
Jackson County
Commission #12499262

My Commission Expires: 7/31/24



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
 City Planning & Development Department
www.kcmo.gov/cpc

231004

November 7th, 2023

Vacation of Condominium Plat
Project Name

Docket # 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8

Request

CD-ROW-2023-00027
 Vacation of Condominium Plat
 CD-ROW-2023-00029
 Vacation of Condominium Plat
 CD-ROW-2023-00030
 Vacation of Condominium Plat
 CD-ROW-2023-00031
 Vacation of Condominium Plat
 CD-ROW-2023-00032
 Vacation of Condominium Plat
 CD-ROW-2023-00033
 Vacation of Condominium Plat
 CD-ROW-2023-00034
 Vacation of Condominium Plat
 CD-ROW-2023-00035
 Vacation of Condominium Plat

Applicant

Patricia Jensen
 Route Frets White Goss Gentile Rhodes,
 P.C

Location Various - see below
Area Various - see below
Zoning Various - see below
Council District Various - see below
County Jackson
School District Various - see below

Surrounding Land Uses

North: Various – see analysis
South: Various – see analysis
East: Various – see analysis
West: Various – see analysis

APPROVAL PROCESS



PROJECT TIMELINE

The applications for the subject request was filed on 9/05/2023. Scheduling deviations from 2023 Cycle S have occurred.

- Applicant was fulfilling Petition to Vacate and gathering letter of consent

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to the surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

All the existing buildings serve as condominiums that occupy the subject sites. Although platted as condominiums, the units are currently owned by a single owner who currently rents them as apartments.

SUMMARY OF REQUEST + KEY POINTS

See analysis below.

CONTROLLING CASE

There is no controlling case.

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation:
12.1	Approval
12.2	Approval
12.3	Approval
12.4	Approval
12.5	Approval
12.6	Approval
12.7	Approval
12.8	Approval

VACATION REVIEW

The applicant is requesting to vacate eight condominium plats. A condominium is defined as, a system of separate ownership of individual units with each unit owner entitled to a percentage ownership in the common elements evidenced by the recording of a plat and declaration of condominium pursuant to RSMo chapter 448. In each case, the buildings are platted as condominiums, but each unit is owned by one entity. The applicant is currently renting out each unit of the condominium as a multi-unit building and is the sole owner of each condo. This vacation of the condominium plat would return the structures into a multi-unit building under one ownership. All of the following vacations do not propose any changes other than the information labeled above and there will be no physical changes to each of the existing buildings. The vacation will change the ownership from multiple condominium owners to single ownership of each building. The condominium association and bylaws will also be dissolved.

APPROVAL CRITERIA OF STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

88-560-10-C. The vacation will not result in a violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.



<p>Docket #: 12.6</p> <p>Case #: CD-ROW-2023-00033 Sunset Condominium</p>	<p>Location Area 4821 Roanoke Pkwy About 0.3 acres</p> <p>Zoning R-0.3</p> <p>Council District 6th</p> <p>County Jackson</p> <p>School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses</p> <p>North: Multi-Family Residential</p> <p>South: Brush Creek Fountains</p> <p>East: Multi-Family Residential</p> <p>West: Multi-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-0.3 (Residential) on about 0.2 acres generally located at 4821 Roanoke Pkwy.</p>
<p>**PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS**</p>			

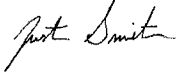
ATTACHMENTS

1. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval** as stated in the conditions report.

Respectfully Submitted,

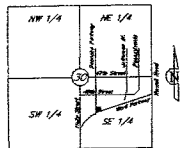
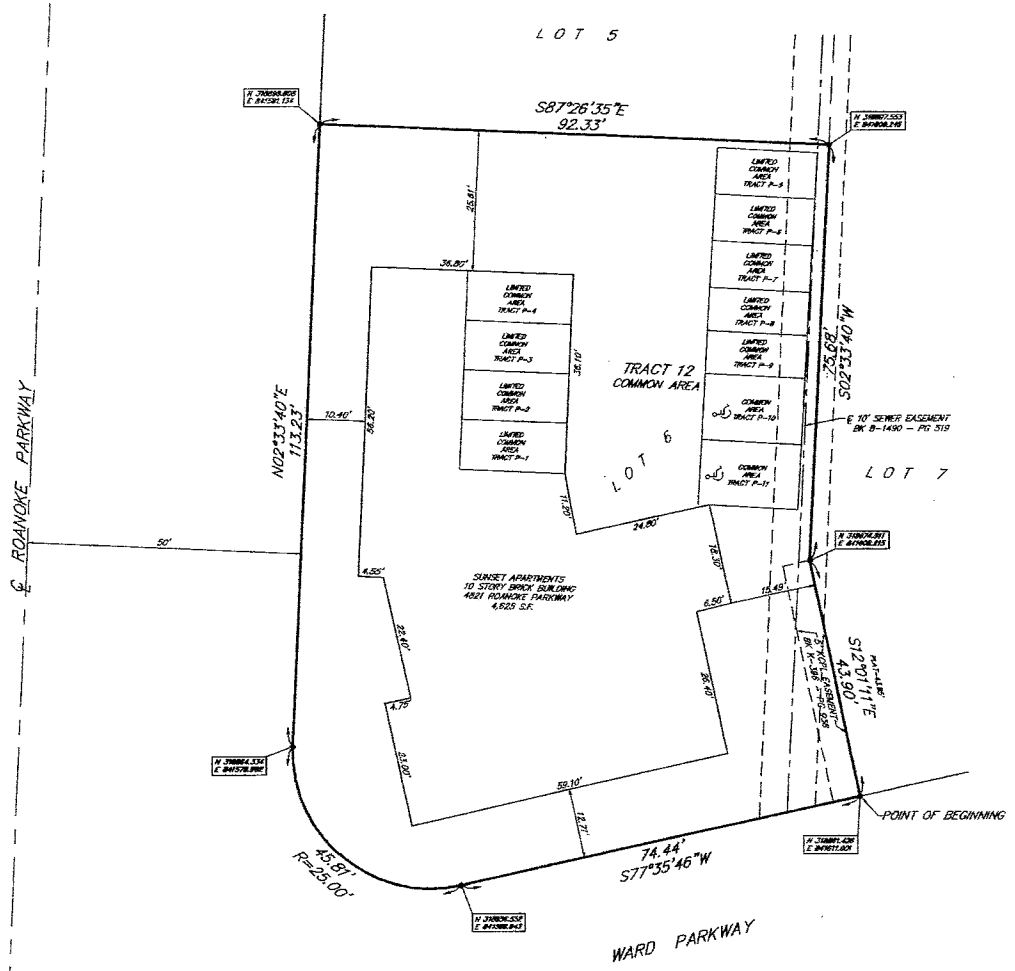


Justin Smith
Planner

2005 K0003135

Filed for Record this 18th day of January, 2005 at 10:30 AM in Book 30, Page 16. Instrument Number: K0003135. Director of Records. By: *d. McElwain* Deputy. Recordation Fee \$ 241.00

FINAL PLAT OF
SUNSET CONDOMINIUM
 SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SHEET 1 OF 5



LOCATION MAP
 Sec. 30, Twp. 49 N., Rge. 33 W.
 (N.T.S.)

• - SET 1/2" BAR

STATE PLANE TRAVERSE TABLE

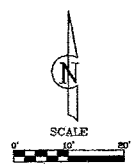
STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
KC MON 44-112			318796.050	342423.430
SE PLAT COR	$N81^{\circ}15'30''W$	4343.60'	316881.426	841831.001

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, MAD 1983, NAD 83, ZONE 16, USING A COMBINED GRID FACTOR OF .9999066. COORDINATES ARE IN METERS.

This plat and survey of SUNSET CONDOMINIUM were watched by John F. Lulien & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64155.

I HEREBY CERTIFY: that the plat of SUNSET CONDOMINIUM submitted is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

Date: 11-08-04
 Surveyor: *W. J. [Signature]*
 R. Jeffrey Schone, P.L.S. #1989

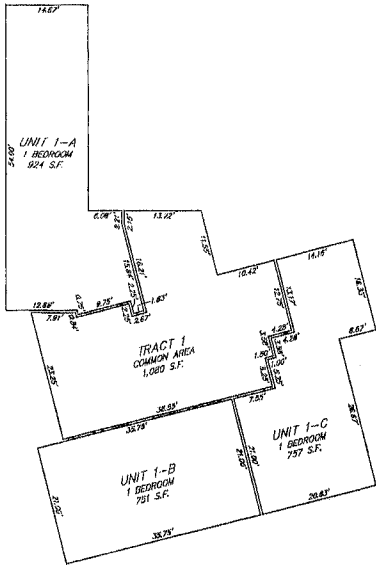


John F. Lulien & Associates, Inc.
 Civil Engineers - Land Surveyors
 Landmark Architects
 1000 E. St. Clair Ave.,
 Kansas City, Missouri 64111
 Phone: 816-887-1188
 Fax: 816-887-1188
 E-MAIL: JFL@JFLA.COM

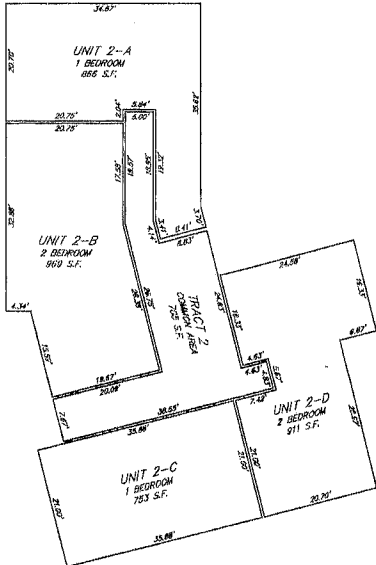
2005K0200 3135

FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 2 OF 6

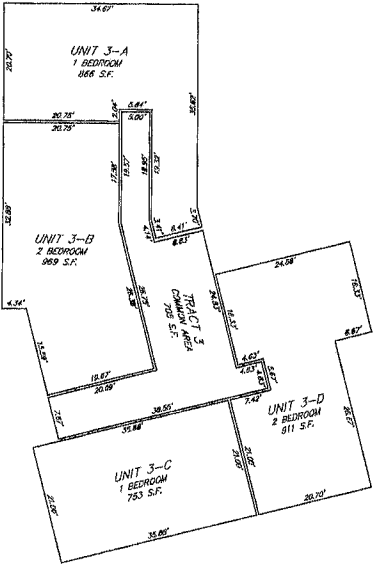
1st FLOOR
ELEVATION 120.60



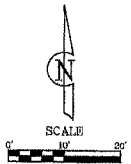
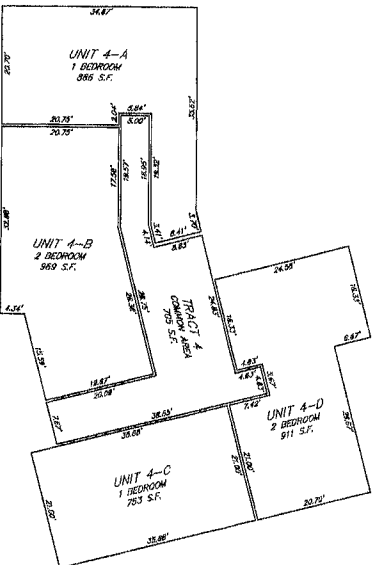
2nd FLOOR
ELEVATION 129.19



3rd FLOOR
ELEVATION 137.99



4th FLOOR
ELEVATION 146.67



This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8330 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architecture, Professional Engineers and Land-Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

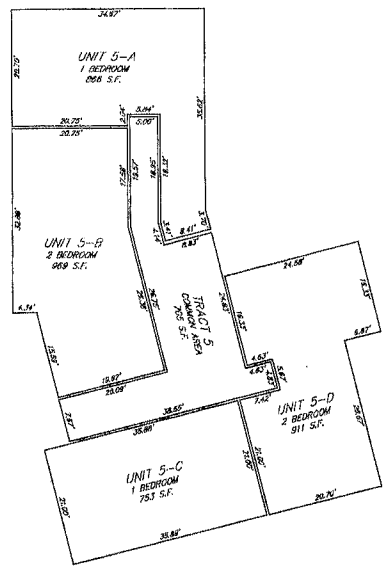
Date: 11-10-04
Signed: *W. J. Lutjen*
W. J. Lutjen, PLS #1008

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Professional Architects
8330 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone (816) 881-1200
Fax (816) 881-1202

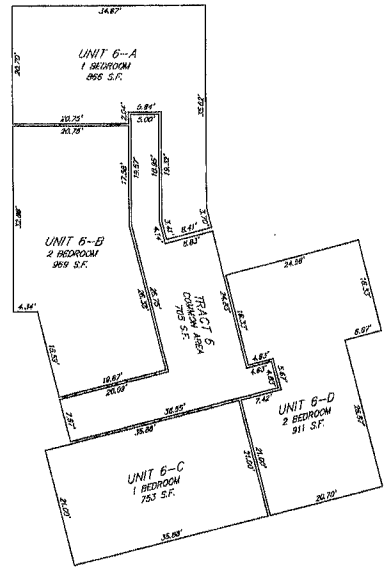
FINAL PLAT OF
SUNSET CONDOMINIUM
 SE 1/4 - SEC. 30 - TWP. 48 N. - RGE. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SHEET 3 OF 6

2005-1-20-31.35

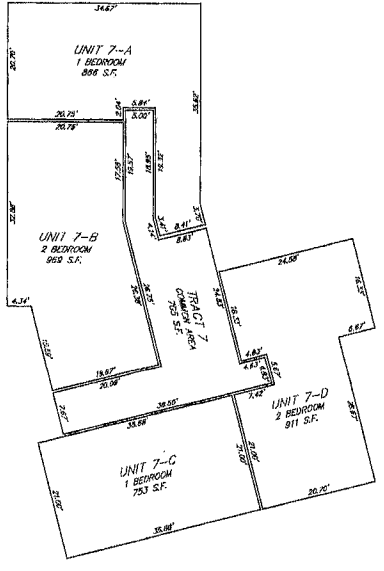
5th FLOOR
 ELEVATION 155.37



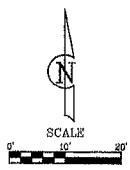
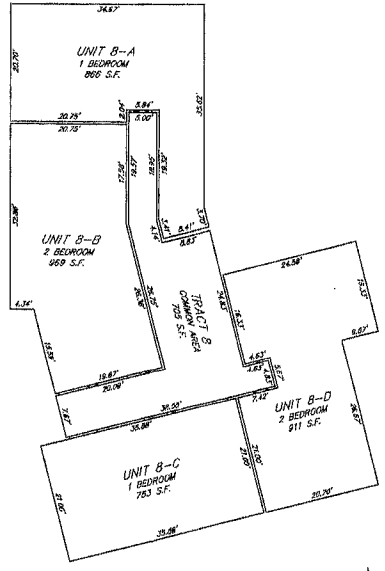
6th FLOOR
 ELEVATION 164.05



7th FLOOR
 ELEVATION 172.72



8th FLOOR
 ELEVATION 181.41



This plat and survey of SUNSET CONDOMINIUM were executed by John F. Fuljen & Associates, Inc., 8330 N. St. Clair Avenue, Kansas City, Missouri 64118.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

Date 11-13-04 Signed W. J. [Signature]
 W. J. [Signature] PLS #1859
 K. James Spahn PLS #1859

John F. Fuljen & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors
 Landscape Architects
 8000 N. St. Clair Ave.
 Kansas City, Missouri 64118
 Phone: 816-867-1300
 Fax: 816-867-1300

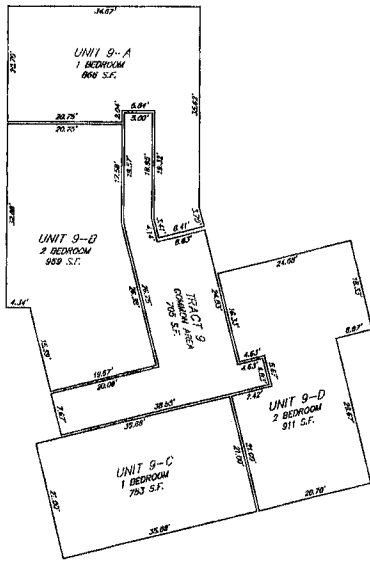
DATE: 08-13-04 2:53 PM - 04358 | See Home-SHEET PLAT
 © SURVEY/SUNSET CONDO/SHEET PLAT

FINAL PLAT OF
SUNSET CONDOMINIUM

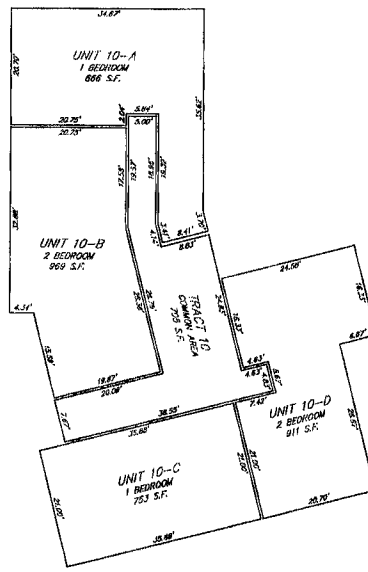
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 4 OF 5

8005 K 0000 3135

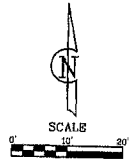
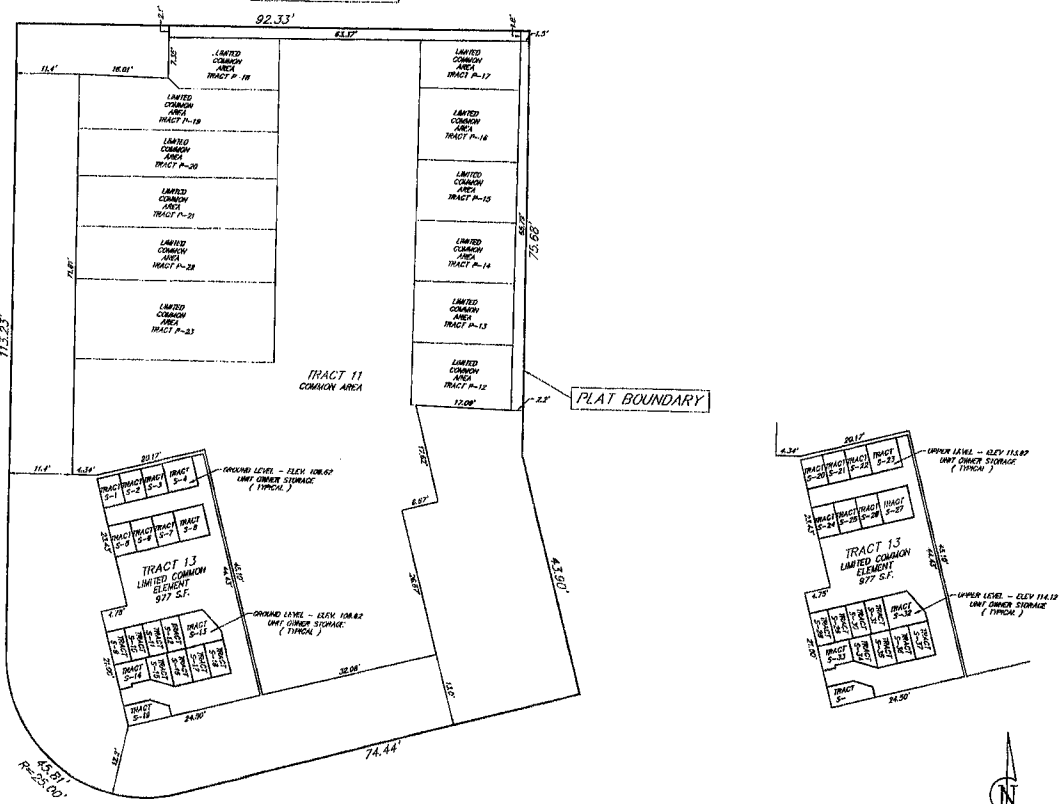
9th FLOOR
ELEVATION 190.00



10th FLOOR
ELEVATION 193.69



BASEMENT
ELEVATION 109.62



This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8330 N. St. Clair Avenue, Kansas City, Missouri 64131.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM is based on an actual survey made by me or under my direct supervision and that said survey made or executed the "current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

Date: 11-08-09
Signed: [Signature]
W. John Schmitt, PLS #11889

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscaping Architects
8330 N. St. Clair Ave.
Kansas City, Missouri 64131
Phone: 913-887-1300
Fax: 913-887-1333

2005 K000 3135

FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 5 OF 5

LEGAL DESCRIPTION

AS of Lot 6, PHILIPS PLAZA, a subdivision of land in Kansas City, Jackson County, Missouri, being bounded and described as follows: Beginning at the Southwest corner of said Lot 6, being also a point on the North-south right-of-way line of Board Parkway, as now established, thence South 77°35'40" West, along said right-of-way line, 74.14 feet; thence Northwesterly, along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 45.00 feet to a point on the East right-of-way line of Board Parkway, as now established, thence North 02°32'40" East, along said right-of-way line, 113.22 feet to the Northwest corner of said Lot 6, thence South 87°26'35" East, along the North line of said Lot 6, 82.33 feet to the Northeast corner thereof, thence South 02°33'40" West, along the East line of said Lot 6, 72.68 feet; thence South 12°01'11" East, along said East line, 43.80 feet (Plot-43.85) to the Point of Beginning, Containing 0.28 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

SUNSET CONDOMINIUM

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including but not limited to, underground pipe and conduits, and required transformers, service pedestals, any or all of them upon, over, under and along the steps of land designated utility easement (ULC), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the intended uses and specifically there shall not be built thereon or thereover any structure (except drainage, paved areas, grass, shrubs and flowers) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No easement or use shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the apparatus thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use or throughfare, are hereby so dedicated. BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail provided, however, such rights of ingress and egress shall not include any obligation to contribute for any street or drive by virtue of the exercise of the exercise of the rights stated herein and specifically neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.C."

CONDOMINIUM NOTES

- 1. This plat of "Sunset Condominium" is the plat as the same is defined in, and this subdivision is subject to, the provisions of the Uniform Condominium Act, as adopted by the statute of Missouri (1983) in Section 441.1-101 ET. SEQ. as provided in the Declaration and Bylaws recorded herein.
2. The undersigned unit-side interior surface of the wall located on the interior side walls, the established unit-side interior brick surface of exterior side walls and the concrete on the floor and ceiling are designated as boundaries of each unit, all including, but not including, paint, finished flooring and other materials constituting any part of the finished surface thereof, any part of the unit. The unit also includes the exterior, the frame of the windows and sills, moldings, trim, door moldings and other parts of and for such window. The unit further includes the door, exterior surface of doors, and their sills and hardware, the door frames in which such doors are set and other parts of and for such doors. All other portions of the walls, floors or ceilings, are a part of the common elements.
3. The remainder of the property comprises the common elements or limited common elements, which areas of land and all portions of "Sunset Condominium" that are not located within any unit and also includes but not by way of limitation, the stairs, landing beams, columns, supports, roof, floors, foundations, elevators, shafts, basins, conduits, wires and other utility installations for the carports and bearing walls to the established surface thereof, regardless of location.
4. The owner of each unit shall own an undivided interest in the common elements, as set forth in the Declaration of Condominium of Sunset Condominium.
5. Areas on the plot designated as storage areas, parking spaces and common elements, and any shutters, awnings, window boxes, awnings, language balconies and porches, if any, which are not part of the unit but which are adjacent to and serve any such unit are limited common elements.
6. This property consists of one (1) building with a total of thirty-nine (39) units as well as general and limited common elements.
7. The right to enter any unit in order to carry out construction or maintenance work or to perform any other function for which the Board of Managers is responsible, is reserved to the Board of Managers or its designees, as set forth in the Declaration and Bylaws of "Sunset Condominium".
8. The legal description of each unit described in said Declaration is by reference to the identifying number of the unit, as set out in this plat, released by the state "Sunset Condominium".
9. Common area (Tracts 1-12 and Tracts P-10 & P-11), limited common areas (Tracts P-1 thru P-9 and Tracts P-12 thru P-23) and limited common element (Tract 13) shall be maintained by the Sunset Condominium Owners Association as described in the Declaration of Condominium of Sunset Condominium recorded with this plat.
10. Building height is 102.5 feet of the building entrance.

IN WITNESS WHEREOF, Sunset Apartments Partnership, a Missouri Limited Partnership, caused these presents to be executed this 12th day of November, 2004.

Signature of Stephen E. Hohl, General Partner

STATE OF MISSOURI
COUNTY OF JACKSON

Be it remembered that on this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Stephen E. Hohl, to me personally known, who being by me duly sworn, did say that he is a General Partner of Sunset Apartments Partnership, a Missouri Limited Partnership, and that said instrument was signed in behalf of said partnership and that said Steven E. Hohl, acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written. My commission expires: [Signature]

MELINDA M. EDMUNDSON
NOTARY PUBLIC OF MISSOURI
My Commission Expires December 5, 2006

CITY PLAN COMMISSION
Approved: [Signatures]
PUBLIC WORKS
City Engineer: [Signature]
Acting Director: [Signature]

COUNCIL
This is to certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 111116, duly adopted on passed the 12th day of December, 2004.

Table with columns: GRADE POINT, ELEV., and N.G.T. containing survey data for various points and elevations.

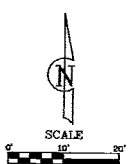
John F. Lulien, Jackson County Surveyor

This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lulien & Associates, Inc., 8350 N. 51st Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the common Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions in the state of my professional knowledge and belief.

Date: 11-08-04

Signature of John F. Lulien



John F. Lulien & Associates, Inc.
Civil Engineers - Land Surveyors
1999 N. W. 4th Ave.
Kansas City, Missouri 64101
Phone: 816-487-4380
Fax: 816-487-4382

PLAT OF 04-12-04 LULIEN ASSOCIATES INC. SHEET 5 OF 5